



## ACTION AGENDA

### HUNTINGTON BEACH PLANNING COMMISSION

WEDNESDAY, FEBRUARY 23, 2011

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

#### CALL PLANNING COMMISSION MEETING TO ORDER

A P P P P P P

ROLL CALL: Shier Burnett, Peterson, Mantini, Delgleize, Farley, Bixby, Ryan

#### AGENDA APPROVAL APPROVED 6-0-1 (Shier Burnett – Absent)

#### A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

- A-1. APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF MITIGATED NEGATIVE DECLARATION NO. 10-005/COASTAL DEVELOPMENT PERMIT NO. 10-011 (MAGNOLIA OIL STORAGE TANKS DEMOLITION AND REMOVAL) – Hayden Beckman, Planning Aide

*Staff Presentation – NO ACTION TAKEN*

#### B. STUDY SESSION ITEMS – NONE

#### C. PUBLIC COMMENTS

Gordon Smith, Huntington Beach Wetlands Conservancy, spoke in opposition to Item No. A-1.

#### D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Herb Fauland, Planning Manager, reviewed the items for tonight's meeting. He noted that there are five Late Communications for Item No. B-1.

#### E. PLANNING COMMISSION COMMITTEE REPORTS – NONE

#### F. PLANNING COMMISSION COMMENTS – NONE

6:15 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

#### CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE– Led by Commissioner Peterson

A P P P P P P

ROLL CALL: Shier Burnett, Peterson, Mantini, Delgleize, Farley, Bixby, Ryan

**AGENDA APPROVAL APPROVED 6-0-1 (Shier Burnett – Absent)**

**A. ORAL COMMUNICATIONS – NONE**

Chair Delgleize announced that she will recuse herself from Item No. B-1 and she left the room.

**B. PUBLIC HEARING ITEMS**

- B-1. TENTATIVE TRACT MAP NO. 17261 (THE VILLAGE AT BELLA TERRA) Applicant/Property Owner:** Becky Sullivan, BTDJM Phase II Associates **Request:** To subdivide an existing (after recordation of an approved lot line adjustment) 10.10 acre lot into six numbered lots for condominium purposes. The proposed subdivision is intended to create lots for a mixed use project of 467 stacked flat condominiums in four story buildings along with 17,500 square feet of retail/restaurant space on the ground floor of the residential, an approximately 700 space residential parking structure, two freestanding retail/restaurant buildings at 6,000 square feet each, a green belt adjacent to the mixed use commercial development, as well as driveways, parking, landscaping, and common areas. The map reflects elevation of the site as previously described in the associated site plan review and environmental analysis. The proposed tentative tract map does not include the Costco Wholesale building or gas station parcels. **Location:** 7601 Edinger Avenue (between Edinger Avenue and Center Avenue, west of existing Bella Terra development and east of Union Pacific Railroad) **Project Planner:** Jane James

**STAFF RECOMMENDATION:** Motion to: “Approve Tentative Tract Map No. 17261 with findings and suggested conditions of approval (Attachment No. 1).”

***APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 5-0-2 (Delgleize – Abstain, Shier Burnett – Absent)***

**C. CONSENT CALENDAR - NONE**

**D. NON-PUBLIC HEARING ITEMS - NONE**

**E. PLANNING ITEMS**

**E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING**

Scott Hess, Director of Planning and Building- reported on the items from the previous City Council Meeting.

**E-2. CITY COUNCIL ITEMS FOR NEXT MEETING**

Scott Hess, Director of Planning and Building – reported on the items for the next City Council Meeting.

**E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING**

Herb Fauland, Planning Manager – reported on the items for the next Planning Commission Meeting.

**F. PLANNING COMMISSION ITEMS**

**F-1. PLANNING COMMISSION REQUEST ITEMS - NONE**

**F-2. PLANNING COMMISSION COMMENTS – NONE**

**ADJOURNMENT:** Adjourned at 7:18 to the next regularly scheduled meeting of Tuesday, March 8, 2011.